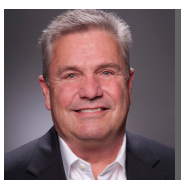
MILLER HATCHER
COMMERCIAL REAL ESTATE

725 Highland Oaks Dr. Winston-Salem, NC 27103

FOR LEASE

Great Accessibility in Premier Office Park

- 16,631 Sq Ft Available
- 82 Parking Spaces
- Lease Rate: $16 Sq Ft
- 1.74 Acres



JACK STEELMAN
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725 Highland Oaks Dr. Winston-Salem, NC 27103 | WELCOME

WELCOME TO NORTH CAROLINA AND WINSTON-SALEM

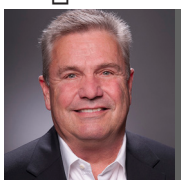
North Carolina, the tenth most populated State in the Country, has grown regionally in ways that defy traffic congestion and high cost of living characteristic of most major urban areas.

The Piedmont Triad Region of North Carolina, 2017 population estimate of 1.7 million, is strategically located equidistant between the metropolitan statistical areas of Charlotte and Raleigh-Durham. Together the three regions account for nearly fifty percent of the state's population and continue to lead the way in population and economic growth.

Winston-Salem is centrally located in the Piedmont Triad region along the Interstate 40 and Interstate 74 corridors, just minutes away from I-85 and I-73, assuring the timely provision of goods and services to businesses and consumers throughout the state. Historically rooted in manufacturing and banking, Winston-Salem today is a major regional center for health care, finance, education, bio-science, nano-science, technology and advanced manufacturing.

Accolades further describing this area includes:

- Best State for Business, 2017-2018, Forbes
- North Carolina # 2 state for Best Business Climate, 2017, and #4 Governor's Cup Award, 2016. Site Selection Magazine
- Top 10 Digital City in America, 2002-2018
- 11th of 20 Best Cities to Start a Business
- Best Comprehensive City Plan in America, American Planning Association
- Great Main Street in North Carolina, American Planning Association
- International Downtown Association Economic Development Award
- First local Arts Council in America
- Lowest Cost of Living among North Carolina's 5 Largest Cities



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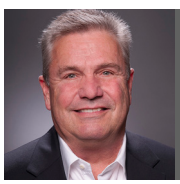
EXTERIOR



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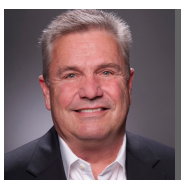
INTERIOR

Entrance/Reception Area

Conference Room

Open Area

Lab



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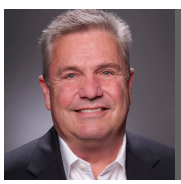
725 Highland Oaks Dr. Winston-Salem, NC 27103 | FLOORPLAN



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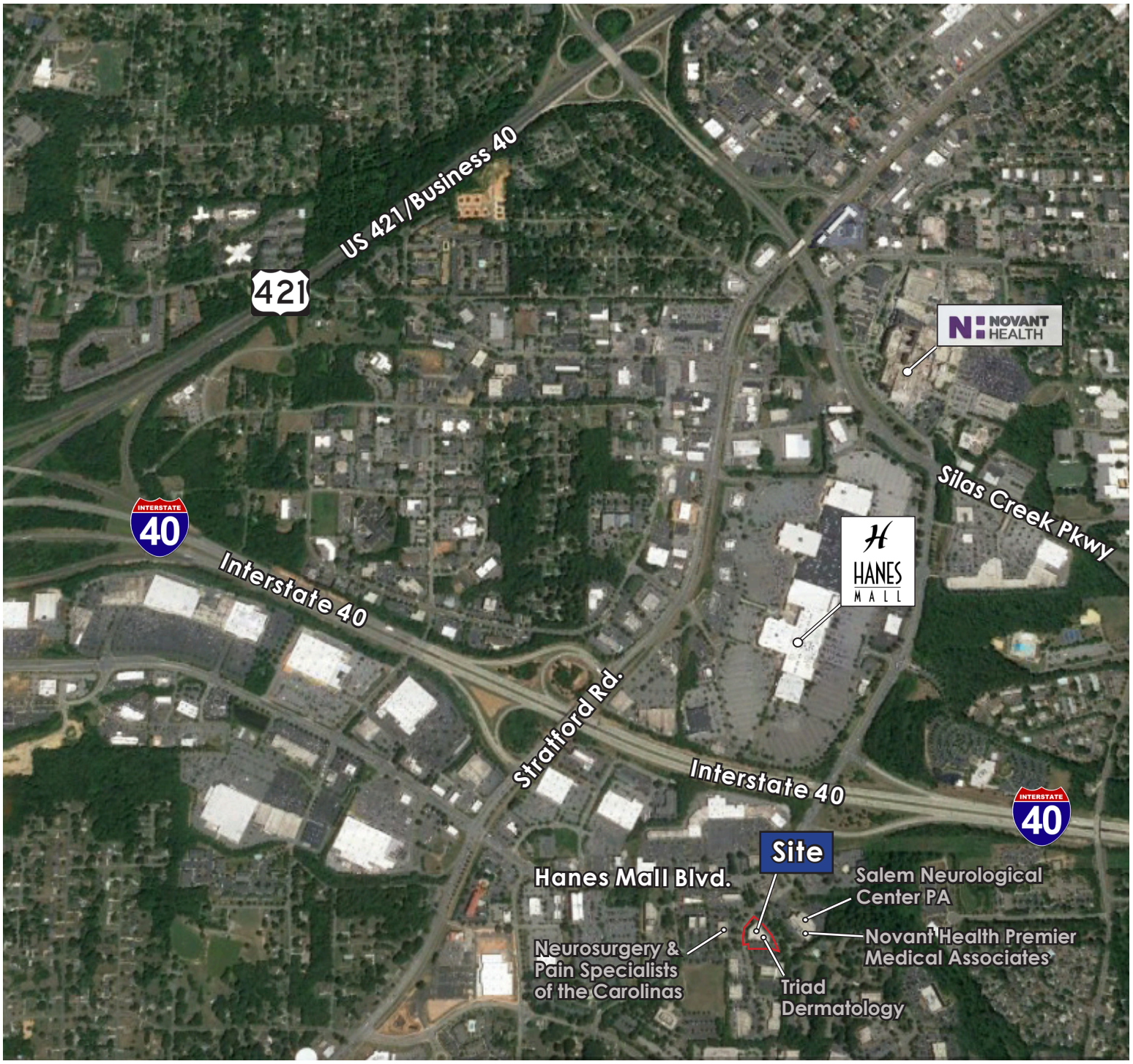
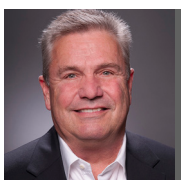
LOCATION





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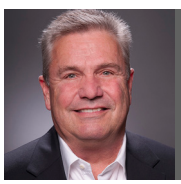
DETAILS

LOCATION					
Address	725 Highland Oaks Drive				
City	Winston-Salem	Zip	27103	County	Forsyth
PROPERTY DETAILS					
Property Type	Office	Acres ±	1.74	Dimensions ±	Irregular
Available SqFt ±	16,631	Floors	2	Ceiling Height ±	10'
Office SqFt ±	34,060	Restrooms	4	Parking	82
Building SqFt ±	34,060	Flooring	Carpet/Tile	Sprinklered	Yes
Year Built	1997	Roof	Rubber Membrane		
Renovated	2004	Bldg Exterior	Brick		
UTILITIES					
Electrical	Duke Energy	Sewer	City	Heat	Central
Water	City	Air	Central	Gas	Piedmont Natural
TAX INFO					
Zoning	GB-S	Tax PIN	6814-53-0716		
PRICING					
Rent/mo ±	$22,175	Lease Type	Full Service	Tax Value	$2,053,300
Lease Rt/SqFt ±	$16.00				
COMMENTS					
	Owner will consider up-fit allowance with appropriate rate adjustment.				



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